

1 BILL NO. R-89-09-17

2 DECLARATORY RESOLUTION NO. R-58-89

3 A DECLARATORY RESOLUTION designating an
4 "Economic Revitalization Area" under
5 I.C. 6-1.1-12.1 for property commonly
6 known as 3505 Conestoga Drive, Fort
Wayne, Indiana 46808 (A & L Great Lakes
Laboratories, Inc.).

7 WHEREAS, Petitioner has duly filed its petition dated
8 September 6, 1989, to have the following described property
9 designated and declared an "Economic Revitalization Area"
10 under Division 6, Article II, Chapter 2 of the Municipal Code
11 of the City of Fort Wayne, Indiana, of 1974, as amended, and
12 I.C. 6-1.1-12.1, to wit:

13 Part of the South half of Section 28, Township 31
14 North, Range 12 East, Allen County, Indiana

15 said property more commonly known as 3505 Conestoga Drive, Fort
16 Wayne, Indiana 46808.

17 WHEREAS, said project will create 12-14 additional
18 permanent jobs for a total additional annual payroll of
19 \$300,000, with the average new annual job salary being between
20 \$21,500 to \$25,000; and

21 WHEREAS, the total estimated project cost is \$350,000;
22 and

23 WHEREAS, it appears that said petition should be
24 processed to final determination in accordance with the
25 provisions of said Division 6.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
27 THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, subject to the requirements of Section
29 6, below, the property hereinabove described is hereby
30 designated and declared an "Economic Revitalization Area" under
31 I.C. 6-1.1-12.1. Said designation shall begin upon the
32 effective date of the Confirming Resolution referred to in
Section 6 of this Resolution and shall continue for one (1)
year thereafter. Said designation shall terminate at the end
of that one-year period.

SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation, contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$10.9391/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

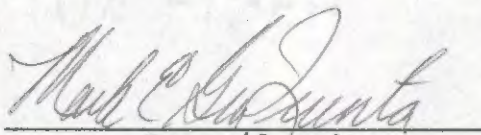
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

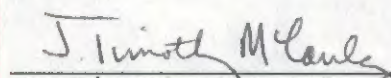
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of 3 years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Bradbury, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____
<u>EDMONDS</u>	<u>✓</u>	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____
<u>LONG</u>	<u>✓</u>	_____	_____	_____
<u>REDD</u>	_____	_____	_____	<u>✓</u>
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____

DATED: 9-12-89

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 9-58-89
on the 12th day of September, 1989,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of September, 1989, at the hour of 11:00 o'clock 9 M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of September, 1989, at the hour of 1:50 o'clock 9 M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: A & L Great Lakes Laboratories, Inc.

Site Location: 3505 Conestoga Drive

Fort Wayne, Indiana 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Analytical laboratory specializing in agricultural & environmental

Project is located in the following: samples.

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Construction of a 5,000 sq. ft. addition with parking for an additional 12 cars.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 350,000 Permanent Jobs Created: 12-14

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 3 year(s).

Comments:

Project will be taking place in a redevelopment area and a platted industrial park (Centennial Industrial Park).

Staff Candice Brissan Monteith
Date 9/8/89

Director Kirk D. Becher
Date 9/8/89

RECEIVED
SEP 07 1989
ECONOMIC
DEVELOPMENT

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

.....
A. GENERAL INFORMATION:

Applicant's Name: A & L Great Lakes Laboratories, Inc.

Address of Applicant's Principal Place of Business:

3505 Conestoga Drive

Fort Wayne, IN 46808

Phone Number of Applicant: (219) 483-4759

Street Address of Property Seeking Designation:

Same

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

YES NO

Is the project site solely within the city limits
of the City of Fort Wayne?

 X

Is the project site within the flood plain?

 X

Is the project site within the rivergreenway area?

 X

Is the project site within a Redevelopment Area?

 X

Is the project site within a platted industrial
park?

 X

Is the project site within the designated downtown
area?

 X

Is the project site within the Urban Enterprise
Zone?

 X

Cost of improvements: \$ 350,000

Development Time Frame:

When will physical aspects of improvements begin? October, 1989

When is completion expected? March, 1990

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 34

How many permanent jobs will be created as a result of this project?
12-14

Anticipated time frame for reaching employment level stated above?
2-3 years

Current annual payroll: \$ 900,000

New additional annual payroll: \$ 300,000

What is the nature of the new jobs to be created?

Chemists and Laboratory Technicians

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The building site and surrounding industrial park has been designated as a "redevelopment area." Development needs to continue to achieve the original goals of the Redevelopment Commission. Further development will be of benefit to the community and the economy of Fort Wayne.

In what Township is project site located? Washington

In what Taxing District is project site located? Washington

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Dr. Gerald N. Hohla

3505 Conestoga Drive

Fort Wayne, IN 46808

Phone number of contact person (219) 483-4759

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Gerald N. Hohla

Signature of Applicant

9-6-89

Date

Gerald N. Hohla
President

CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

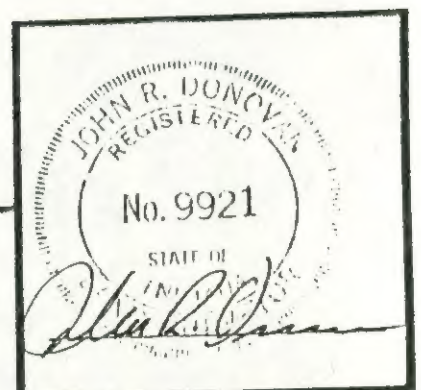
Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of the South half of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence South along the East line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 28-31-12, a distance of 1276.46 feet to the Southeast corner of Centennial Industrial Park, Section III, and the Northeast corner of Centennial Industrial Park, Section VI, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. along the South line of Centennial Industrial Park, Section III, and the North line of Centennial Industrial Park, Section VI, a distance of 1380.0 feet to the Southwest corner of Centennial Industrial Park, Section III, and the Northwest corner of Centennial Industrial Park, Section VI, and the true point of beginning; thence South with a deflection angle to the left of 89 degr. 45 min. 20 sec. along the West line of Conestoga Drive a distance of 67.20 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. a distance of 330.0 feet; thence North with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the West line of Conestoga Drive, a distance of 257.08 feet; thence East with a deflection angle to the right of 88 degr. 15 min. 20 sec. a distance of 330.15 feet to a point on the West line of Conestoga Drive; thence South with a deflection angle to the right of 91 degr. 44 min. 40 sec. along the West line of Conestoga Drive, a distance of 198.53 feet to the point of beginning, containing 1.98 acres, subject to easement.

JOB FOR: CENTENNIAL DEV. CORP.

12-8-86



FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 10.9391
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.9391
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.9391

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 8-1.1-12.1-2.5, provides for the following limitations as authorized under IC 8-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. **(See Below)*
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
 - 3) No limitations on type of deduction *(check if no limitations)* ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 8-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%



STATEMENT OF BENEFITS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

STATE BOARD OF TAX COMMISSIONERS

SEP 07 1989

ECONOMIC DEVELOPMENT

Name of Designating Body	Fort Wayne City Council	County	Allen
Name of Taxpayer	A & L Great Lakes Laboratories, Inc.		
Address of Taxpayer (Street, city, county)	3505 Conestoga Drive, Fort Wayne, IN	ZIP Code	46808

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above	Taxing District
Same	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired:	
The improvements consist of a 5,000 square foot addition to an existing 12,500 square foot laboratory and office facility.	
The addition will be utilized as laboratory space.	
(Attach additional sheets if needed)	Estimated Starting Date October, 1989
	Estimated Completion Date March, 1990

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
34	\$900,000			12-14	\$300,000

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	\$ 660,000	\$173,270		
Plus estimated values of proposed project	\$ 350,000	\$ 92,000		
Less: Values of any property being replaced				
Net estimated values upon completion of project	\$1,010,000	\$265,270		

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative <i>Seralo N. Hohla</i>	
Title President	Date of Signature September 5, 1989	Telephone Number (219) 483-4759	

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

R-89-09-17

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Project will consist of the construction of a 5,000 sq. ft.

addition with parking for an additional 12 cars. Project cost \$350,000.

EFFECT OF PASSAGE The creation of 12-14 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark E. GiaQuinta

BILL NO. R-89-09-17

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN
THOMAS C. HENRY, VICE CHAIRMAN
BRADBURY, SCHMIDT, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.-12.1 for property commonly
known as 3505 Conestoga Drive, Fort Wayne, Indiana 46808 (A & L
Great Lakes Laboratories, Inc.)

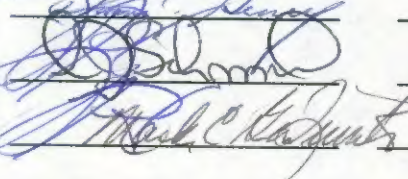
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 9-12-89

Sandra E. Kennedy
City Clerk